

**HISTORIC LANDMARKS COMMISSION**  
**MINUTES**

**Wednesday, June 14, 2006 David Gebhard Public Meeting Room: 630 Garden Street**  
**1:30 P.M.**

**COMMISSION MEMBERS:** PHILIP SUDING, Chair – Present at 1:40 p.m.  
WILLIAM LA VOIE, Vice-Chair – Absent  
LOUISE BOUCHER – Present, left 5:47 p.m. to 5:51 p.m.  
STEVE HAUSZ – Present at 1:36 p.m., left 4:36 p.m. to 4:38 p.m. 4:46 p.m.  
to 4:50 p.m., left 5:47 p.m. to 5:50 p.m.  
VADIM HSU – Present at 1:48 p.m., left 3:58 p.m. to  
4:10 p.m.  
ALEX PUJO – Present, left at 5:22 p.m.  
CAREN RAGER – Present  
FERMINA MURRAY – Present  
SUSETTE NAYLOR – Present  
**ADVISORY MEMBER:** DR. MICHAEL GLASSOW – Absent  
**CITY COUNCIL LIAISON:** ROGER HORTON – Absent  
**PLANNING COMMISSION LIAISON:** WILLIAM MAHAN – Absent  
**STAFF:** JAIME LIMÓN, Design Review Supervisor – Absent  
JAKE JACOBUS, Urban Historian – Present, left at 5:54 p.m.  
SUSAN GANTZ, Planning Technician II – Present  
GABRIELA FELICIANO, Commission Secretary – Present

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**CONCEPT REVIEW**

316-324 STATE ST

C-M Zone

(4:51) Assessor's Parcel Number: 037-254-020  
Application Number: MST2005-00286  
Owner: 318 State Street Properties, LLC  
Applicant: Peter Lewis  
Architect: Cearnal Andrulaitis

(This is a Structure of Merit: "Seaside Oil Company Building and Showroom, a.k.a. Andalucia Building." Proposal for a four story mixed-use development to include demolition of the existing 35,841 square-foot warehouse, construction of 23,091 square feet of nonresidential use, and 29 new residential condominium units totaling 42,507 square feet. The front arcade and 4,523 square feet of commercial space along State Street would be preserved. Also proposed is a 37,839 square foot, 97-space basement parking garage and 14,372 cubic yards of excavation. Planning Commission approval is required for the Tentative Subdivision Map, a Modification for encroaching into the setback, and the Condominium Development.)

(Second Concept Review.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL  
ASSESSMENT, HISTORIC RESOURCE FINDINGS, AND PLANNING**

**COMMISSION APPROVAL FOR THE TENTATIVE SUBDIVISION MAP  
AND A MODIFICATION FOR ENCROACHING INTO THE SETBACK.)**

Present: Brian Cearnal, Architect  
Jeff Hornbuckle, Designer  
Peter Lewis, Applicant

Staff Comment: Irma Unzueta, Project Planner, stated that the project has been revised to address some of the comments made by the Planning Commission (PC) at its March 9, 2006, meeting. She also announced that two members of the PC were in attendance to provide additional feedback to the Historic Landmarks Commission (HLC) regarding the PC's conceptual review of the project and the direction given to the applicant relative to the project's massing and protection of views.

Ms. Unzueta reported that the project has been reduced approximately two feet in height and 1,950 square feet have been pulled out of the commercial space to accommodate additional residential units that were originally part of the fourth floor. Staff has expressed concern to the applicant because, although a view corridor has been provided on the fourth floor, the massing of the building appears to be unchanged and views continue to be obstructed. Staff requested comments from the HLC with respect to the massing of the proposed building and specifically the fourth floor.

Public comment opened at 5:14.

Mr. Kellam De Forest, resident, asked if a Historic Structures Report has been provided and expressed concern that a three or four-story building would "bury" the significant buildings surrounding the site. Mr. Hsu responded that a Historic Structures Report has been approved by the Commission.

Harwood White, Planning Commissioner, highlighted the obvious importance of this structure as it stands in its place on State Street and in the city. Mr. White stated that the Planning Commission agreed that the fourth floor, if there is to be one, should not be obviously visible. He expressed appreciation for the nature of the use, the undergrounding of the parking, and the architecture. It was emphasized that it is the big units in the plan that become contributors to the amenities and take a large amount of volume.

Stella Larson, Planning Commission member, stated that there was a consensus by the Planning Commission about the request for a reduction or removal of a fourth-floor element, view preservation, and the restudy of the south elevation.

Public comment closed at 5:19.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) One Commissioner was opposed to a fourth floor. 2) The remaining Commissioners are generally

supportive of a modulated and reduced fourth floor so long as it provides the modulation and relief from a "long, straight line" that a three-story solution would present. 3) There was a specific comment that Unit 23 is large and problematic; to restudy it might help the modulation of the fourth floor. 4) The Commission finds the project to be attractive, especially with the fourth floor reduction as presented. 5) Some Commissioners continue to support the Planning Commission's request to reduce the size, bulk, and scale; specifically through studying the modulation of the fourth floor and by the restudy and reduction of the plate heights. 6) One Commission felt that the northwest side of the building should have some/similar reduction. 7) There is a consensus that the plate height should continue to be restudied and reduced where possible. 8) Perhaps there is a design opportunity to extrapolate components of the front portion of the building to mitigate the bigger masses; specifically the proportion, scale, and materials. 9) It should be clarified that the building is historically referred to as the Alhambra Building. 10) Consider reintroducing hips on the south elevation as a modulating feature. 11) The Commission will expect to see mechanical equipment shown on the roof plan at the next review.

Action: Hausz/Naylor, 6/0/0. Suding stepped down.